MAY-04-1004 0:30am 94-156912

35

A.M. this 4 day of MAY 1994

and duly recorded in Plat Book No. 72 on Page 135-137

STATE OF FLORIDA

COUNTY OF PALM BEACH

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT SUNBELT PROPERTIES LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP DOING BUSINESS IN THE STATE OF FLORIDA AS SUNBELT RESIDENTIAL LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON LYING IN SECTION 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BEING A REPLAT OF A PORTION OF ABERDEEN PLAT NO. 2, AS RECORDED IN PLAT BOOK 55, PAGES 11 THRU 22, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ABERDEEN PLAT NO. 19 SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 88 22'07" EAST ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 1703.91 FEET; THENCE NORTH 01 37'53" EAST, A DISTANCE OF 1102.40 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ABERDEEN LAKES DRIVE AS SHOWN ON THE PLAT OF ABERDEEN - PLAT NO. OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL TO BE HEREIN DESCRIBED AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 65.00 F. A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 65.00 OF 39'38" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, 26'12'29" WEST, A DISTANCE OF 217.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 340.00 FEET AND A CENTRAL ANGLE OF 12'47'21"; THENCE NORTHWEST, HAVING A RADIUS OF FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 75.89 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 36'17'21"; THENCE SOUTHWEST, HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 8AID CURVE, A DISTANCE OF 98.10 FEET TO A POINT OF TANGENCY; THENCE SOUTH OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 33°27'43"; THENCE WESTERLY ALONG THE ARC OF SAID CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 33°27'43"; THENCE WESTERLY ALONG THE ARC OF SAID CURVATURE OF SAID CURVE, A DISTANCE OF 14.60 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH OF REVERSE CURVATURE OF A CURVE, A DISTANCE OF 14.60 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, A DISTANCE OF 14.60 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, A DISTANCE OF 14.60 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, A DISTANCE OF 14.60 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, A DISTANCE OF 14.60 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE MORTHEST.

AND A CENTRAL ANGLE OF 33 27 43; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 14.60 FEET TO A POINT OF REVERSE 173.00 FEET AND A CENTRAL ANGLE OF 157 57 32; THENCE WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 476.94 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 44 35 41 EAST, A DISTANCE OF 76.04 FEET; THENCE NORTH 67 57 50 EAST, A DISTANCE OF 206.16 FEET; THENCE SOUTH 69 55 39 EAST, A DISTANCE OF 170.00 FEET; THENCE NORTH 54 10 06 EAST, A DISTANCE OF 415.16 FEET; THENCE NORTH 78 22 48 EAST, A DISTANCE OF 130.00 FEET; THENCE NORTH 78 22 48 EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH RIGHT OF WAY LINE OF HAGEN RANCH ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 3502, PAGES 1524 THRU 1526, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 13 40 39 EAST ALONG SAID WEST RIGHT OF WAY LINE OF HAGEN RANCH ROAD, A DISTANCE OF 245.72 FEET; THENCE SOUTH 09 51 48 EAST ALONG THE WEST LINE OF SAID HAGEN RANCH ROAD A DISTANCE OF 245.72 FEET; THENCE SOUTH 09 51 48 EAST ALONG THE WEST LINE OF SAID DISTANCE OF 61.72 FEET; THENCE SOUTH 76 19 21 WEST, A DISTANCE OF 15.89 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 173.00 FEET; A CENTRAL ANGLE OF 178 44 29 AND A

OF 15.89 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 173.00 FEET; A CENTRAL ANGLE OF 178 44'29" AND A CHORD BEARING OF SOUTH 75'41'36" WEST; THENCE SOUTHERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 539.70 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 110'53'44"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 96.77 FEET TO A POINT OF TANGENCY; THENCE SOUTH 54'10'06" WEST, A DISTANCE OF 110.40 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 65.00 FEET AND A CENTRAL ANGLE OF 66'52'06"; THENCE SOUTHERLY ALONG THE ARC OF THENCE SOUTH 12'42'00" EAST, A DISTANCE OF 33.47 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 13'30'29; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 14.15 FEET TO A POINT OF TANGENCY; THENCE SOUTH 26'12'29" EAST, A DISTANCE OF 232.98 FEET; THENCE SOUTH, 65'35'39" WEST, A DISTANCE OF 34.79 FEET; THENCE SOUTH 55'43'56" WEST, A DISTANCE OF 34.79 FEET; THENCE SOUTH 55'43'56" WEST, A DISTANCE OF 34.79 FEET; THENCE SOUTH 55'43'56" WEST, A DISTANCE OF 34.79 FEET; THENCE SOUTH 55'43'56" WEST, A DISTANCE OF 34.79 FEET; THENCE SOUTH 55'43'56" WEST, A DISTANCE OF 50.50 FEET; THENCE SOUTH 55'43'56" WEST, A DISTANCE OF 540.00 FEET; THENCE SOUTH 55'43'56" WEST, A DISTANCE OF 540.00 FEET; THENCE SOUTH 55'43'54" AND A CHORD BEARING OF SOUTH 46'53'32" WEST, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 138.79 FEET TO THE AFOREMENTIONED POINT OF BEGINNING. CONTAINING 13.25 ACRES MORE OR LESS.

CONTAINING 13.25 ACRES MORE OR LESS.

ABERDEEN - PLAT NO. 19

A PORTION OF A P.U.D. LYING IN SECTION 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST BEING A REPLAT OF A PORTION OF ABERDEEN - PLAT NO. 2 AS RECORDED IN PLAT BOOK 55, PAGES 11 THRU 22, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

HAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. STREETS:

TRACT "B-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE STERLING LAKES ESTATES AT ABERDEEN ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH

2. EASEMENTS:

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT DECOMPRE TO DAIM BEACH SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SUCH DRAINAGE SYSTEM.

TRACTS "W-1" AND "W-2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR STORMMATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "0-1" AND "0-2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE STERLING LAKES ESTATES AT ABERDEEN ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSIGNS, WITHOUT

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, U.D.C. ADVISORY SERVICES, INC., AN ILLINOIS CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS DAY OF FEBRUARY

> SUNBELT PROPERTIES LIMITED LIMITED PARTNERSHIP

> TO DO BUSINESS IN THE STATE OF

3. TRACTS:

RECOURSE TO PALM BEACH COUNTY.

PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP DOING BUSINESS IN THE STATE OF FLORIDA AS SUNBELT RESIDENTIAL

BY: U.D.C. ADVISORY SERVICES, INC., AN ILLINOIS CORPORATION, AS GENERAL PARTNER, AUTHORIZED

DEDICATION NOTARY

ABERDEEN PROPERTY OWNERS ASSOCIATION, INC.







Landmark Surveying & Mapping Inc. 1850 FOREST HILL BOULEVARD PH. (407)433-5405 SUITE 100 W.P.B. FLORIDA

ACKNOWLEDGEMENT

STATE OF ARIZONA COUNTY OF MARICOPA

BEFORE ME PERSONALLY APPEARED LARRY W. SEAY WHO IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF U.D.C. ADVISORY SERVICES, THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND DEGIL AD CORPORATE WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF

MY COMMISSION EXPIRES:

My Countrission Expires July 19, 1997

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS THE DAY OF HOVE

ABERDEEN PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT

MELVIN LEISTNER, PRESIDENT

PET. \$0-153

ALUC. #0001

(ROADS-WARDSTURE)

(ROADS-WARDSTURE)

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MELVIN LEISTNER WHO IS PERSONALLY KNOWN TO ME, AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ABERDEEN PROPERTY OWNERS ASSOCIATION, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE EQUEROING INSTRUMENT IS THE CORPORATE SEAL OF SAID AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

MY COMMISSION EXPINES: 5-8-95

NOTE:

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT AND THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

0270-020

ABERDEEN-PLAT NO. 19

